

CALIFORNIA COASTAL COMMISSION

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STAFF REPORT: CONSENT CALENDAR

Application No.: 6-05-106

Applicant: San Diego County Regional Airport Authority **Agent:** Ted Anasis

Description: Retention of approximately 24,480 sq.ft. of existing modular office buildings for airport staff.

Site: 3225 North Harbor Drive, San Diego International Airport, San Diego, San Diego County. APN 760-062-01, 760-039-61, -58, -67.

Substantive File Documents: Port of San Diego CDP-2002-07; Certified Port Master Plan; City of San Diego Certified LCP.

I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following resolution:

MOTION: *I move that the Commission approve the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

STAFF RECOMMENDATION TO ADOPT CONSENT CALENDAR:

Staff recommends a **YES** vote. Passage of this motion will result in approval of all the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

II. Standard Conditions.

See attached page.

III. Special Conditions.

The permit is subject to the following conditions:

1. Removal of the Modular Buildings. By acceptance of this permit, the applicant agrees that when the subject modular office buildings are vacated, or the second floor of the existing commuter terminal is completed for office use, the applicants shall remove the modular buildings and restore the site for parking, or apply for a new permit or an amendment to this permit to retain the modular structures.

IV. Findings and Declarations.

The Commission finds and declares as follows:

A. Detailed Project Description/History. On November 13, 2002, the San Diego Board of Port Commissioners approved a coastal development permit (CDP-2002-07) for the installation of 34 temporary, one-story modular office trailers (approximately 24,480 sq.ft.) at the former Fuel Farm Facility to house airport staff. The permit was issued with the expectation that within the next three years, the second floor of the existing commuter terminal at the San Diego International Airport would be renovated and adapted for offices for airport staff. A term of three years was placed on the permit.

Since that time, the Airport Authority was created and coastal permit authority for the airport has reverted back to the Coastal Commission. The Airport Authority has indicated that due to limitations on the existing commuter terminal and cost considerations, the anticipated build out of the second floor was never initiated. Therefore, the proposed project would authorize continued use of the modular buildings for airport staff. The project does not involve any physical changes to the existing buildings.

The commuter terminal is located at 3225 North Harbor Drive, east of the two main airport terminals, between Stillwater Road and Winship Lane. The existing modular office buildings are located just west of Stillwater Road in a paved area next to employee parking and various airport support and air cargo buildings. There is no vegetation or other sensitive natural habitat at the site. Approximately 116 airport employees work at this building, and there are 112 employee parking spaces designated for these staff.

Retention of and continued use of the existing office building is not expected to have any impacts on traffic, parking, visual quality, water quality, or other coastal resource. However, because the building is intended to be used in place of, not in addition to, offices which may be developed in the existing commuter terminal in the future, Special Condition #1 requires that the applicant remove the buildings and restore the site for parking uses at the time the buildings are vacated, or when the second floor of the existing commuter terminal is completed for office use. In that manner, the Commission can be assured that any future expansion of uses on the site that could potentially have an adverse impact on parking, traffic, and public access to the coast, will be reviewed by the Commission.

B. Community Character /Visual Quality. The development is located within an existing developed area and, as conditioned, will be compatible with the character and scale of the surrounding area and will not impact public views. Therefore, the Commission finds that the development, as conditioned, conforms to Section 30251 of the Coastal Act.

C. Public Access/Parking. As conditioned, the proposed development will not have an adverse impact on public access to the coast or to nearby recreational facilities. As conditioned, the proposed development conforms to Sections 30210 through 30214, Sections 30220 through 30224, Section 30252 and Section 30604(c) of the Coastal Act.

D. Local Coastal Planning. The San Diego International Airport was previously under the coastal permit jurisdiction of the Port of San Diego and the standard of review for coastal development permits was the certified Port Master Plan. However, legislation that took effect in January 2003 transferred authority over airport property to the newly created Airport Authority. Thus, the airport is now within the Commission's permit jurisdiction. Although the Airport is not anticipated to be subject to a LCP, approval of this project would not prejudice the preparation of a LCP consistent with the requirements of Chapter 3. As discussed above, the proposed project is consistent with Chapter 3, including the visual protection policies of the Coastal Act.

E. California Environmental Quality Act. There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned, is the least environmentally damaging feasible alternative and is consistent with the requirements of the Coastal Act to conform to CEQA.

STANDARD CONDITIONS:

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.